

Tab 1

**HOA Board Meeting Minutes
May, 2026**

Board Members Present: Dean Kortge, Len Lewandowski, Patti Pyle, Mary O’Kief and Laura Parrish

Present: 12 and Diane Solinger

Present via Zoom: four

Call to Order: The meeting was called to order at 4pm by Dean.

Approval of July 2026 Board meeting minutes: Laura made the motion to approve the July minutes, Patti seconded the motion and the minutes were approved unanimously.

Chair’s Report: none

Treasurer’s Report: The balances in the Tate HOA accounts at the end of July 2026 were as follows:

Operating Expense Account: \$ 31,263.04

Reserve Funds: \$ 1,017,355.00

Asset Acquisition Fund (at OCCU):
\$ 26,655.35

Questions/Comments from homeowners:

Marge Vinolus asked if restripping her front door in silver rather than black met with board approval. Stripping does not show from the hallway so silver was approved.

Bennett will retake a cord in the garage that is loose and covering a storage door.

Nicki Maxwell asked that June minutes be amended to delete the number twelve in her report regarding balcony work. This will then reflect that all balconies will be maintained at the same level.

Committee Reports:

Building Committee: 1. Window Maintenance. The building committee continues to wait for a bid for window rehab and maintenance from ABEE. A bid price is expected by the September meeting.

The building committee will request a separate bid to repair/replace the damaged fixed pane window in unit 409, so that it can be completed in a timely manner.

The building committee will investigate finding a contractor to submit proposals to caulk the fixed pane windows in the north and south stairs of the building.

2. HVAC Replacement. Work to replace the old roof HVACs was completed by Innovative Air. The building committee will work with Innovative Air to ensure MERV 13 filters are installed in the HVACs to help with air quality in the building. Sensors are set at 78 degrees to cool and 70 degrees to heat.

Waiting for installation of the control system to manually close the air intake economizers during periods of hazardous air quality. This is scheduled for this Friday.

The old north HVAC showed signs of internal leaks onto the roof of the building. It is anticipated the new HVAC will solve the leak issues on the north side of the building.

3. Water Heaters, Mechanical Room Ventilation. Proper Built General Contracting bid \$1,045 to install the transfer screen. The new transfer screen is being made by a steel fabricator. Installation will occur when the new screen is delivered. The building committee will work with BMC to repaint the door after the installation work has been completed.

4. Cleaning Dryer Vents and Adjusting Door Closers of the Individual Units. These tasks were tabled for now. TBC will organize for this to be done in the future, at the discretion and expense of the owners. Projects for David Garrett.

5. North Portcullis Door. The sensor at the bottom of the door was defective and caused the door to operate erratically. Overhead Door has completed the repairs under warranty.

6. Common Area Door Adjustment. Many of the common person doors of the building need adjust of the door closers for proper closing and to reduce door slamming. The TBC will work with BMC to identify the problem doors and have them adjusted by BMC technicians. Work tabled for now.

7. New Umbrellas for the Terrace. The TBC used funds from its 2026 budget to purchase new umbrellas for the terrace. The TBC thought this would be beneficial to replace the aged umbrellas for The Tate's 20th year celebration on the terrace in August. Installation was completed August 7. Thank you for Rose Nestor for helping to shop for the new umbrellas.

8. Roof Leak. Leak in roof affecting bathrooms in Units 507 and 409. Photos from the installation of the new roof RTUs showed intrusion of water to the roof under the north RTU. It is anticipated installation the new RTU will solve the issue with the leak in the roof.

9. Water Leak in Center Parking Bay of the Garage. The leak reoccurred on Friday, July 31. Len reported the water was hot and clear; not a sanitary drain issue and is most likely a defective bath/shower mixing valve. Len will work with BMC maintenance staff and a plumber to try to determine the source of the leak.

10. Thermostat Issues in the Gallery. The thermostat appears to be defective. Len is working with Innovative Air to repair or replace the thermostat. A new thermostat was installed on Friday, August 14. Temperatures were set to heat to 71 degrees and cool to 74 degrees. Please do not adjust the settings. Notify the building committee if the temperature settings are uncomfortable and the building committee will adjust the thermostat accordingly.

11. Old Visitor Call Panel. The building committee will request BMC remove the obsolete Door King call panel, replaster and repaint the wall.

12. North Stair Doors. Len discussed this issue with the Innovative Air HVAC technicians. They advised closing the doors for the following reasons:

- The north and south stairways were not designed to be heated or cooled by the HVAC systems and it is a waste of energy when the doors are left open.
- There are remote thermostats for each RTU on each floor. When the temperature for one of the remote thermostats reaches its set point, the heat or AC is turned on for all floors. Warm air rises up the stair; cooler air descends down the stair. This causes the sixth floor to become overheated and the second floor to be cold. During cooling periods, cooling of the warmer air on the sixth floor will cause over-cooling of the air on the lower floors of the building, turn off the cooling and cause the air on the sixth floor to be warmer. Similarly, during heating periods, heating of the cooler air on the second floor of the building will cause the sixth floor to become over heated.

Based on this information the TBC presented a proposal to the board of directors to keep the north stair doors closed to save on natural gas and electricity, and help to keep the temperature uniform on all floors of the building.

After much discussion Len made the motion and Patti seconded to have the north doors remain closed on each floor. Four approved, Dean opposed. Motion carried. Doors will be adjusted to ensure easy access.

Bylaws Committee: There is ongoing communication with the lawyer.

Social Committee: The committee is wrapping up details of the Tate 20th Anniversary set for Friday next week. Remember the starting time is 6pm on the Terrace. There will be photos and Tate history posted as you exit the elevator on the 2nd floor, so be sure to give yourselves time to view them. The display will remain on the second floor for a week.

After the Anniversary, the committee will concentrate on preparing guidelines for television use in the LFG for review by the Board.

And the Speaker Series will present a talk by the League of Women Voters about election security in late September.

Art Committee: The next art reception will be this Sunday, August 23, at 4pm. The artists are from Spain, instructors from OSU, and their work is monoprints.

Old Business: On August 19 and 20, PRC will repair 11 balconies on the east side and three on the south side.

Eleven balconies will be repaired on the west side when that work is scheduled. It will require a different lift.

New Business: Condo unit air filters have traditionally been purchased by the HOA. There are a few units that require off size filters and they have not been covered by the HOA. The building committee will research the recommended size and thickness for all units and present their findings at the September meeting. The board will then make a decision whether to continue purchasing filters for all.

There is now one outdoor parking space for rent at \$75 per month. Please contact Dean if you are interested. If more than one resident is interested there will be a lottery for the space.

Questions/Comments from homeowners: If you need to replace window screens at your own expense, ABEE has a department that can help you.

Some emergency lights were off during our temporary power outage. Bennett and Len will investigate and repair.

The next informal board meeting will be held Wednesday, September 9th, at 3:30pm.

The next HOA Board meeting will be held Wednesday, September 16th, at 4pm.

The meeting was adjourned at 5pm.

Tab 2

